



# FULTON/LOWELL SPECIFIC PLAN IMPLEMENTATION AND DESIGN REVIEW COMMITTEE MEETING AGENDA

MONDAY, November 09, 2015 - 4:30 P.M.

Room 3078, Third Floor, Fresno City Hall

2600 Fresno Street, Fresno CA 93721-3604

## I. CALL TO ORDER & ROLL CALL

Purpose of Committee, Introductions and Procedures – Chair Foore-Hayden

## II. APPROVAL OF AGENDA AND MINUTES

- A. Agenda Approval
- B. Minutes – October 19, 2015.

## III. PROJECT REVIEW – CONTINUED MATTERS

*Continued Matters are items that have been previously reviewed but were not voted upon by the Committee. Further discussion respective to issues which necessitated the continuance from a previous agenda will likely be required prior to action by the Committee.*

### A. **150 North Calaveras Street** (Code Enforcement Action/Stop Work Order) **(Eliezer Engel on behalf of Deborah Bonilla, property owner)**

Consideration of proposal to: (1) Replace exterior windows (total of 63 windows) in the existing multiple family residential buildings located on the subject property; (2) Install two new window AC units in each dwelling unit (total of 30 window units); and, (3) Install new landscape improvements on the subject property.

**APN(s): 459-323-12      ZONING: R-4 (High Density Multiple Family Residential)**

## IV. PROJECT REVIEW – NEW MATTERS

### A. **1743 “L” Street** **(FFDA Properties, LLC. [Granville Homes])**

Consideration of Site Plan Review Application No. S-15-108 requesting authorization to construct a new 16-unit multiple family residential infill project comprised of two four-plex buildings on the subject property.

**APN(s): 466-132-02 & 03      ZONING: C-4 (Central Trading)**

**B. 1752 “L” Street**

**(FFDA Properties, LLC. [Granville Homes])**

Consideration of Site Plan Review Application No. S-15-109 requesting authorization to construct a new 4-unit multiple family residential infill project comprised of one four-plex building on the subject property.

**APN(s): 466-103-33      ZONING: C-4 (Central Trading)**

**V. ADMINISTRATIVE MATTERS**

**A. Reports from Committee Members**

**B. Reports from Staff & Discussion Items**

**1. 50 North Van Ness Avenue**

**(Eric Zamora, applicant on behalf of Nasser Abdullah, property owner)**

Conditional Use Permit Application No. C-15-130 requesting authorization to renovate and convert the existing vacant 7,344 square-foot building located on the subject property to a neighborhood grocery store; and, establish a State of California Alcoholic Beverage Control alcohol license Type 20 (Package Store – sale of beer and wine for consumption off the premises where sold) for the “Valley Food” grocery store.

**APN(s): 459-315-06      ZONING: C-4 (Central Trading)**

**VI. COMMITTEE CONSULTATION AND UNSCHEDULED MATTERS**

*Committee Consultation Items and unscheduled matters are items that the general public can address to the Committee in order to request input on a proposed project with no formal recommendations, or to provide general information about projects and events in the Fulton/Lowell Neighborhood and Specific Plan area. However, the Committee cannot take formal action on these items.*

**VII. ADJOURNMENT**

**Please follow the link below for a downloadable copy of the agenda materials for this meeting:**

**<http://m3.fresno.gov/upload/files/69353155/November092015FultonLowellAgendaPacket.pdf>**

**NOTE: The above link will be valid for 72 hours.**

**City of Fresno Development & Resource Management Department**

**2600 Fresno Street – Third Floor**

**Fresno, California 93721-3604**

**Staff Contacts: Will Tackett (559) 621-8063**

**[Will.Tackett@fresno.gov](mailto:Will.Tackett@fresno.gov)**

**FAX (559) 498-1026**